

FAQ's on High Point Replacement Partnership Housing



For more information: (SHA) Ann-Marie Lindboe, (206) 615-3553,
alindboe@seattlehousing.org
(OH) Debbie Thiele, (206) 615-0995
debbie.thiele@seattle.gov

1. *What is the High Point Replacement Housing Program?*

The High Point Replacement Housing Program is a partnership between the Seattle Housing Authority (SHA) and non-profit housing developers. The intent of the program is to provide Housing Choice Voucher subsidy to an inventory of housing units containing two or more bedrooms or that serve elderly and/or disabled households with onsite supportive services that will be available to households at or below 30 percent of median income for at least 40 years in mixed income projects throughout the city with a priority for projects located in zip codes that do not have a high percentage of voucher holders already living there.

2. *How does the program work?*

This program allows units that would otherwise only be affordable to households earning greater than 30 percent of area median income to become affordable to households below 30 percent of area median income.

3. *What kind of housing development process can use this program?*

This program works for the rehabilitation, and/or acquisition of existing occupied buildings as well as buildings currently under construction that will be placed in service by the end of 2010. If the building is currently occupied, existing tenants who have incomes below 50% of Area Median Income might qualify for Project-based assistance and could continue to occupy the replacement units.

4. *What is the process for applying? What is the timeframe for approvals?*

The non-profit developer applies for High Point Replacement through the City NOFA process by checking a box on the City's application indicating an interest in High Point Replacement capital and Project-based Voucher subsidy. SHA staff then works with the City on mutual project approvals.

5. *Must tenants come from SHA wait list – how does that work?*

The project may keep its own wait list. SHA may refer clients from the PorchLight Center to the project wait list. Projects selected for Project-based Voucher subsidy will be required to work with PorchLight staff to determine initial and ongoing eligibility of the residents.

6. *Must all of the units in the project participate? Is there some maximum or minimum number?*

We would prefer not to have all the units in the project be High Point Replacement units unless the project is very small. Our goal is to provide mixed-income housing integrating the extremely low income residents served by High Point Replacement housing with higher income households in projects disbursed throughout the city. While there is no maximum or minimum number of units, SHA would prefer to have at least five units in a project and no more than one-third of the total project. These are just guidelines and exceptions may occur.

5. *Are there any special regulations that apply to this funding?*

Since the Voucher subsidy is a federal funding source the project will need to undergo a subsidy layering review if any other federal funds were involved in the original financing of the project such as low income housing tax credits, tax exempt bonds, HOME, McKinney, etc. The units will need to be inspected and meet Housing Quality Standards. Tenants will need to meet eligibility found in HUD regulations or policies or SHA MTW requirements developed in lieu of HUD requirements. The project sponsor cannot be debarred from participation in federal programs.